

**BEFORE**  
**THE PUBLIC SERVICE COMMISSION OF**  
**SOUTH CAROLINA**  
**DOCKET NO.2021--\_\_WS**

Application of Condor Environmental, Inc.  
 Requesting Approval of a Reduction in Rates  
 Charged to the Country Place Homeowners'  
 Association and the Fairview Chase  
 Homeowners' Association

**APPLICATION**

Pursuant to S.C. Code Ann. § 58-2-240(G), Condor Environmental, Inc. ("Condor") applies for approval *nunc pro tunc* to charge reduced rates to the Country Place and Fairview Chase homeowners' associations.

**Country Place**

- 1). On June 26, 2006, Condor contracted with the Terry Creek Company to provide sewer service to a new subdivision known as Country Place ("Country Place Agreement" attached as Exhibit A).
- 2). Under the terms of the Country Place Agreement, the Terry Creek Company assigned the contract to the Country Place Condominium Association ("Country Place HOA").
- 3). Condor's obligations in Country Place were to inspect and maintain the sewer system, pump station, and pump septic tanks when required.
- 4). The Commission approved the Country Place Agreement and a subdivision-wide rate of \$5,070 per year, or \$422.50 per month, for the Country Place subdivision in Greenville County. Order No. 2012-824, Docket No. 2012-315-S.
- 5). Country Place was expected to have up to 132 two-bedroom condominium units. Unfortunately, Country Place did not develop as expected, and only seven homes were built.

6). As of July 1, 2012, Condor has charged the Country Place HOA \$3,600 yearly, or \$300.00 per month. Condor charged this rate to reflect the lower than expected occupancy of the subdivision.

7). Condor failed to apply for approval of this reduction in rates to Country Place and is requesting approval of this change in rates *nunc pro tunc*.

#### **Fairview Chase**

8). On February 7, 2007, Condor contracted with Fairview Investments, LLC to provide sewer service to a new subdivision known as Fairview Chase (“Fairview Chase Agreement” attached as Exhibit B).

9). Under the terms of the Fairview Chase Agreement, Fairview Investments, LLC assigned the contract to the Fairview Chase Condominium Association (“Fairview Chase HOA”).

10). Condor’s obligations in Fairview Chase are to inspect and maintain the sewer system, a pump station, and a force main serving the subdivision.

11). The Commission approved the Fairview Chase Agreement and a subdivision-wide rate of \$825.00 per month for the Fairview Chase subdivision in Greenville County. Order No. 2012-824, Docket No. 2012-315-S.

12). Fairview Chase was expected to have up to 99 homes and 34 townhomes two-bedroom condominium units. Unfortunately, Fairview Chase did not develop as expected, and only nine homes were built.

13). As of June 1, 2012, Condor has charged the Fairview Chase HOA \$3,600 yearly, or \$300.00 per month. Condor charged this rate to reflect the lower than expected occupancy of the subdivision.

14). Condor failed to apply for approval of this reduction in rates to Fairview Chase and is requesting approval of this change in rates *nunc pro tunc*.

**Request for Waiver of Hearing**

15). Condor requests the Commission approve this application without a hearing.

16). Condor submits approval of either the requested rates for Country Place or Fairview Chase does not require determining the utility's entire rate structure, operating margin. Approval will not result in a rate increase. This application will not affect any of Condor's customers other than the Country Place HOA and the Fairview Chase HOA.

17). Therefore a hearing is not required under S.C. Code Ann. § 58-5-240(G).

WHEREFORE, Condor requests:

- I. Approval *nunc pro tunc* of the reduction in rates for the Country Place subdivision
- II. Approval *nunc pro tunc* of the reduction in rates for the Fairview Chase subdivision.
- III. Approval without a hearing.
- IV. Such other relief as the Commission deems just and proper.

Respectfully submitted,

*s/ Charlie Terreni*

Date: June 4, 2021

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